



**50 Peigan Court W  
Lethbridge, Alberta**

**MLS # A2141163**



**\$450,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	1998 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Underground Sprinklers, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Separate Entrance, Vinyl Windows		

**Inclusions:** None

Welcome to this immaculate walkout bi-level nestled in a family-friendly neighborhood! Boasting 2 + 2 bedrooms and 3 bathrooms, along with a walkout basement and double attached garage, this exceptional home effortlessly checks all the boxes for comfortable living. Step into the spacious kitchen featuring a large peninsula, offering ample counter space for both cooking and entertaining. You'll appreciate the recent updates, including the sleek stainless steel appliances, enhancing the kitchen's modern appeal. The master bedroom is a retreat with its walk-in closet and ensuite, providing a private sanctuary. Descend to the lower level where you'll discover two additional generously sized bedrooms, a cozy family room complete with a corner gas fireplace, a finished laundry room, and a convenient 4-piece bath. The walkout basement opens onto a private covered patio overlooking the lush backyard, accessible via lane access, perfect for outdoor relaxation and gatherings. At the front of the home, an attached garage awaits, boasting drywall and insulation for added comfort and functionality. This fine residence comes fully equipped with all appliances, central air conditioning, and underground sprinklers, ensuring convenience and comfort year-round. Conveniently located close to shopping, schools, and parks, this home offers easy access to amenities, making daily life a breeze. With freshly painted interiors, there's nothing left to do but move in and relish in the comfort and charm this home has to offer. Don't miss out on the opportunity to make this your new home sweet home!